

COMM NW COR OF SEC, RUN S
408.33 FT TO SW'RLY R/W OF
CR-238, RUN S 51 DEG E ALONG

PEASE BRUCE A
140 SW NEVERLAND WAY
FORT WHITE, FL 32038

2026

26-6S-16-03943-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 04 04

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 26616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	39,113
TOTALS	1,620			1,620	39,113

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 06/04/2015 BY TW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	100.6050	60.36	97,783	1989	1989	0	0	0	60.00	40.00
1 MOBILE HME		0% - 0		Heated Area: 1620					HX Base Yr			
27 60 60 27 BAS												
				BLD DATE				LGL DATE				

140 SW NEVERLAND WAY, FORT WHITE

TOTAL OB/XF														7,850									
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TOTAL OB/XF														7,850									
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Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		39,113
TOTAL MARKET OB/XF VALUE		7,850
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		96,963
SOH/AGL Deduction		11,728
ASSESSED VALUE		85,235
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		85,235
TOTAL JUST VALUE		96,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,963

XFOB:1:1: MONAC M H

SALE:1:1: 1974 MH INCL W/ 10 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31643	M H	639	12/12/2013
30719	M H	375	01/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/0895	11/03/1997	WD	Q	I		40,000

GRANTOR: HAYES

GRANTEE: PEASE

0609/0059 12/01/1986 AD Q V 01 27,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27\$.